322 New Street, Biddulph Moor, Stoke-on-trent, Staffordshire, ST8 7NQ

Reduced to £158,000

ATTENTION ALL BUYERS! FOR A LIMITED PERIOD ONLY THIS PROPERTY IS EXEMPT FROM STAMP DUTY. THIS MEANS YOU COULD SAVE 1% OF THE PURCHASE PRICE BY NOT HAVING TO PAY THIS TAX.

This is a beautiful two bedroomed cottage providing well presented accommodation in a fantastic location. In addition to the views over the Biddulph Moor countryside this property offers in brief, entrance porch, entrance hall, lounge, kitchen/dining room with feature range cooker, conservatory, downstairs WC, two bedrooms, large garden, off road parking, and garage. Viewing is essential to appreciate this quaint countryside cottage.

Congleton
14 High Street, Congleton, Cheshire, CW12 1BD
01260 275217 congleton@reedsrains.co.uk

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Ground Floor

Entrance Porch
PVCu double glazed windows and entrance door with detailed glass panel, slate tiled flooring, ceiling light point.

Entrance Hall
PVCu entrance door with frosted glass panel, slate tiled flooring, stairs to first floor, door to lounge.

Lounge 12'2" x 11'11"
Open coal fire with pine wood surround and cast iron insert with decorative tiles, PVCu double glazed window to the front, wall light point, ceiling light point, slate tiled flooring, ample power points, storage heater, feature window through to the kitchen, under stairs storage cupboard, door to the kitchen.

Dining Kitchen 17'3" x 8'2"
Range of fitted high and low level pine units with work surfaces, linoleum flooring, Rayburn 212s range cooker and two hobs, plumbing for dishwasher, one and a half bowl ceramic sink unit, PVCu double glazed window to the rear, ceiling light point, ample power points, doors to garage and conservatory.

Conservatory 8'5" x 8'9"
PVCu double glazed windows and doors, slate tiled flooring.

Downstairs WC
Low level WC, pedestal wash basin, tiled flooring, half tiled walls, PVCu double glazed frosted glass window to the rear.

First Floor

Stairs to First Floor
Carpeted flooring, wooden Bannister, ceiling light point, doors leading to bedrooms.

Bedroom One 12'0" x 12'1"
PVCu double glazed windows to the front, ample power points, ceiling light point, carpeted flooring, feature fireplace with cast iron surround, storage heater, door to bathroom.

Bedroom Two 11'4" x 8'2"
PVCu double glazed windows to the rear, ample power points, ceiling light point, carpeted flooring, storage heater, door to bathroom.

Bathroom
Low level WC, shower cubicle with glass panels and Triton power shower unit, large pedestal wash basin, ceiling light point, linoleum tile effect flooring, fully tiled walls, PVCu double glazed frosted glass window to the rear, storage heater, airing cupboard housing the hot water tank and fitted shelves.

Exterior
To the front of the property there is a flagged driveway leading to a single garage with metal up and over door, wooden windows, plumbing for washing machine, ceiling light point, loft access and wooden door to rear porch, providing ample off road parking, a stone built wall marks the boundary and there is a further

flagged garden area with pathway leading to the front entrance. To the rear of the property there is a large rear garden mainly laid to lawn with patio areas and hedge and fenced borders providing stunning views over Biddulph countryside. There is also a garden shed.

Directions

Proceed out of Congleton along Park Lane continuing through the traffic lights and onto Biddulph Road and then onto Congleton Road. Upon entering Biddulph turn left into Woodhouse Lane and bear right onto Woodhouse Lane entering Biddulph Moor. Take the right hand turn into Chapel lane and then right again onto New Street, The property can be identified by our For Sale Board.

Freehold Not confirmed

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)